



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Consider initiating the annexation/reorganization proceedings for Neuharth North Addition located on the east side of South Stockton Street, north and south of Almond Drive

MEETING DATE: December 4, 1991

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council consider initiating the annexation/reorganization proceedings for Neuharth North Addition located on the east **side** of South Stockton Street, north and south of Almond Drive.

BACKGROUND INFORMATION: The proposed Neuharth North Addition encompasses 10 parcels with 8 owners and contains approximately 60 acres. The proposed annexation was originally presented to the City Council as three projects: (1) Neuharth-Morimoto development; (2) Colvin Ranch project and (3) Bangs Ranch project. It was presented in that fashion because of the multiple ownerships and the desire of each project to develop without relying on adjacent parcels. However, the area can be annexed as one unit which will save the City time and effort and the property owners money.

At its meeting of November 20, 1991 the City Council adopted Ordinances 1535, 1536 and 1538 which rezoned the subject parcels R-2, Single-Family Residential or PD(28), Planned Development District No. 28, as requested by Baumbach and Piazza, Inc. on behalf of the property owners. The rezoning is required by San Joaquin Local Agency Formation Commission and is the first step in the annexation process.

Since the annexation/reorganization did not have 100 percent owner consent, the staff published the necessary 20-day notice on November 14, 1991. The City Council can initiate the annexation if it so desires.

FUNDING: Application fees.


James B. Schroeder
Community Development Director

JBS/cg

Attachments

APPROVED: 

THOMAS A. PETERSON
City Manager



RESOLUTION NO. 91-223

A RESOLUTION OF THE LODI CITY COUNCIL
FOR APPLICATION TO THE SAN JOAQUIN COUNTY LOCAL AGENCY FORMATION
COMMISSION IN THE MATTER OF THE PROPOSED "NEUHARTH NORTH ADDITION",
INCLUDING THE DETACHMENT OF CERTAIN TERRITORY WITHIN THE AREA PROPOSED
FOR ANNEXATION TO THE CITY OF LODI

=====

WHEREAS, this proposal is made pursuant to the Local Government Reorganization Act of 1985; and

WHEREAS, the nature of the proposed change of organization is the annexation to the City of Lodi of a combined area comprising 60 acres more or less adjacent to the City limits located on the east side of South Stockton Street, north and south of Almond Drive; and withdrawal of said 60 acres from the Woodbridge Fire District and the Northern San Joaquin Water Conservation District, located within the area to be annexed to the City of Lodi, 14668 North Stockton Street, APN 062-060-04, 14758 North Stockton Street, APN 062-060-12, 3861 East Almond Drive, APN 062-060-13, 3933 and 3891 East Almond Drive, APN's 062-060-14, 15 (Wilbert Ruhl property), 14114 North Stockton Street, APN 062-290-01, 3820 East Almond Drive, APN 062-060-30, 3886 East Almond Drive, APN 062-060-31, 3910 East Almond Drive, APN 062-060-32, and 3936 East Almond Drive, APN 062-060-33, as described in Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, no other counties, cities, or districts are affected, and;

WHEREAS, the subject area proposed to be annexed to the City of Lodi and detached from the Woodbridge Fire District and the Northern San Joaquin Water Conservation District is uninhabited; and

WHEREAS, no new districts are proposed to be formed by this reorganization, and;

WHEREAS, the reasons for this proposal are as follows:

- (1) The uninhabited subject area is within the urban confines of the City and will generate service needs substantially similar to that of other incorporated urban areas which require municipal government service;
- (2) Annexation to the City of Lodi of the subject area will result in improved economics of scale in government operations while improving coordination in the delivery of planning services;
- (3) The residents and taxpayers of the County of San Joaquin will benefit from the proposed reorganization as a result

of savings to the County by reduction of County required services in unincorporated but urban oriented area;

- (4) The subject area proposed to be annexed to the City of Lodi is geographically, socially, economically and politically part of the same urban area of which the City of Lodi is also a part;
- (5) The subject area is within the Lodi Sphere of Influence;
- (7) Future inhabitants in the subject area will gain immediate response in regard to police and fire protection, unlimited City garbage and trash collection service, street lighting service, a modern sewer system, other municipal services, and improvement of property values;

NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that the San Joaquin County Local Agency Formation Commission is hereby requested to approve the proposed "Neuharth North Addition" which includes annexation of a combined 60 acres, and detachment from the Woodbridge Fire District and the Northern San Joaquin Water Conservation District as described in Exhibit A attached hereto. This all subject to the aforementioned terms and conditions.

Dated: December 4, 1991

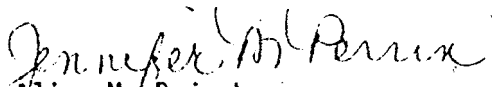
=====

I hereby certify that Resolution No. 91-223 was passed and adopted by the City Council of the City of Lodi in a regular meeting held December 4, 1991 by the following vote:

Ayes: Council Members - Hinchman, Pennino, Sieglock, Snider and Pinkerton (Mayor)

Noes: Council Members - None

Absent: Council Members - None


for Alice M. Reimche
City Clerk

91-223

RES91223/TXTA.02J



REVISED DECEMBER 2, 1951

NOVEMBER 26, 1991

JOB NO. 9196

JOB NO. 90155

JOB NO. 9003

LEGAL DESCRIPTION FOR NEUHARTH NORTH ANNEXATION

A portion of the West half of the East half of Section 13, Township 3 North, Range 6 East, Mount Diablo Base and Meridian including portions of Lots 14 and 15 of A. J. Larsons Subdivision of the Northeast quarter of Section 13, Township 3 North, Range 6 East, Mount Diablo Base and Meridian as filed in Volume 2 of Maps and Plats, page 4 San Joaquin County Records being more particularly described as follows:

Beginning at the point of intersection of the South line of the North seven acres of said Lot 15 and the East line of Stockton Street (40 feet wide); thence easterly 661.55 feet along the South lines of the Guthmiller Reorganization, the Geweke Reorganization, and the Geweke East Reorganization as described in City of Lodi Resolutions 3795, 3928 and 3978 respectively to the East line of said Lot 15; thence southerly along the West line of the Geweke Addition No. 3 Reorganization as described in City of Lodi Resolution No. 4332, 434.36 feet to the Southwest corner thereof being the Southeast corner of said Lot 15; thence continue southerly along the West line of the Noma Reorganization as described in City of Lodi Resolution No. 81-68, 863.45 feet to the Southwest corner thereof; thence easterly along the South line of the Noma Reorganization 33 feet more or less to the Northwest corner of the Tandy Ranch Reorganization as described in City of Lodi Resolution No. 80-36; thence southerly along the West line of said Tandy Ranch Reorganization 909.10 feet more or less to the South line of the Northeast quarter of said Section 13; thence easterly along the South line of said Northeast quarter, 302.96 feet; thence along the West line of the Johnson Hanch Reorganization as described in City of Lodi Resolution 79-138, southerly 1088.75 feet to the Southeast corner of the Bangs property as described in San Joaquin County Records, Instrument No. 91064368; thence westerly 995 feet along the South line of the Bangs property to the East line of Stockton Street; thence northerly along the East line of Stockton Street being the East line of the Salas Park Reorganization as described in City of Lodi Resolution 4084, 1085 feet to the South line of the Northeast quarter of said Section 13; thence easterly along the South line of Marvin's Reorganization as described in City of Lodi Resolution No. 80-98 20 feet; thence northerly along the West line of Marvin's Reorganization 1372.95 feet; thence westerly 20.0 feet; thence northerly along the East line of Stockton Street also being the East line of the King Video Cable Reorganization as described in City of Lodi Resolution No. 3814, 833.4 feet to the Point of Beginning and containing 57.6 acres more or less.

LEGAL NOTICE

NOTICE OF INTENTION TO INITIATE ANNEXATION/REORGANIZATION PROCEEDINGS BY THE CITY COUNCIL OF THE CITY OF LODI FOR 14114, 14668 and 14758 NORTH STOCKTON STREET and 3820, 3861, 3886, 3891, 3910, 3933 and 3936 EAST ALMOND DRIVE

NOTICE IS HEREBY GIVEN that on Wednesday, the 4th day of December 1991, at the hour of 7:30 p.m., or as soon thereafter as the matter may be heard, in the Carnegie Forum, 305 West Pine Street, the City Council of the City of Lodi intends to initiate Annexation/Reorganization proceedings for 14114 North Stockton Street (APN 062-290-01); 14668 North Stockton Street (APN 062-060-04); and 14755 North Stockton Street (APN 062-060-12); and 3820 East Almond Drive (APN 062-060-30); 3861 East Almond Drive (APN 062-060-13); 3886 East Almond Drive (APN 062-060-31); 3891 East Almond Drive (APN 062-060-15); 3910 East Almond Drive (APN 062-060-32); 3933 East Almond Drive (APN 062-060-14); and 3936 East Almond Drive (APN 062-060-33).

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California, or by phoning (209) 333-6711. All interested persons are invited to present their views either for or against the above proposal. Written statements may be filed with the Community Development Director at any time prior to the Hearing scheduled herein and oral statements may be made at said Hearing.

If you challenge the Annexation/Reorganization in Court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Community Development Director at, or prior to, the Public Hearing.

Alice M. Remche

ALICE M. REMCHE
City Clerk

Dated: November 11, 1991

Approved as to form:

Bobby W. McNatt

Bobby W. McNatt
City Attorney

E-10



BAUMBACH & PIAZZA, INC.

323 West Elm Street,
Lodi, California 95240

BAUMBACH & PIAZZA, INC.

Phone (209) 366-6616

REVISED DECEMBER 1, 1991
NOVEMBER 26, 1991
JOB NO. 9196
JOB NO. 90155
JOB NO. 9003

LEGAL DESCRIPTION FOR NEUHARTH NORTH ANNEXATION

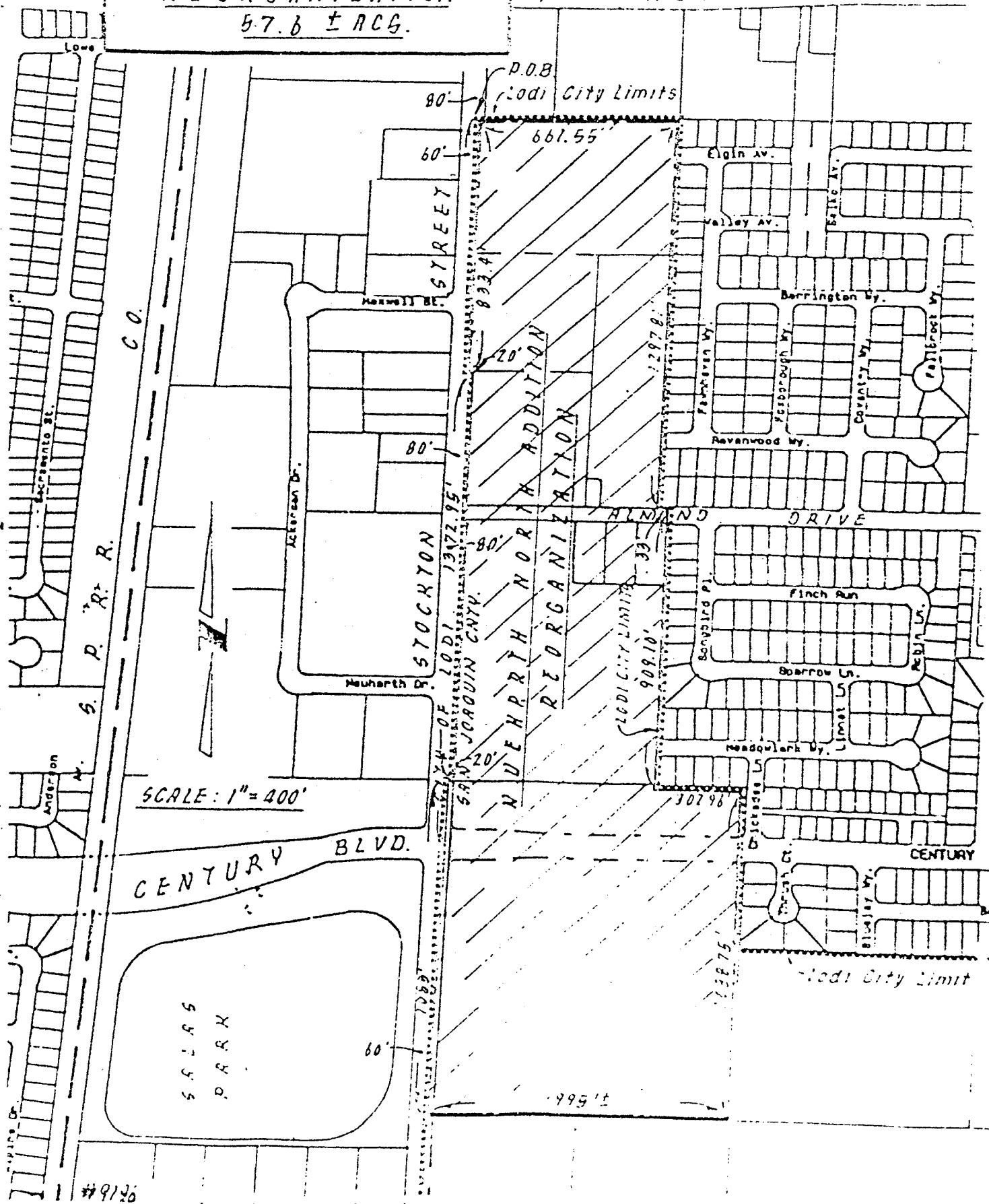
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NEUPHARTH NORTH ADDITION
REORGANIZATION
57.6 ± ACG.

(12)

KEY PLAN



#9126

CITY COUNCIL

JAMES W. PINKERTON, Mayor
PHILLIP A. PENNINO
Mayor Pro Tempore
DAVID M. HINCHMAN
JACK A. SIEGLOCK
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
FAX (209) 333-6795

THOMAS A. PETERSON
City Manager
ALICE M. REIMCHE
City Clerk
BOB McNATT
City Attorney

December 6, 1991

Mr. Gerald Scott
Executive Officer
Local Agency Formation Commission
1810 East Hazelton Street
Stockton, CA 95205

Dear Mr. Scott:

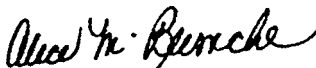
Enclosed herewith please find 4 certified copies of Resolution No. 91-223 - "A Resolution of the Lodi City Council for the Application to the San Joaquin County Local Agency Formation Commission in the Matter of the 'Neuharth North Addition' Including the Detachment of Certain Territory Within the Area Proposed for Annexation to the City of Lodi".

Also enclosed please find the following documents pertaining to this matter:

- a) Three (3) copies of Justification of Proposal.
- b) Fifteen (15) copies of legal meets and bounds description of affected territory consistent with standards acceptable to the County Surveyor's office.
- c) Fifteen (15) copies of maps showing affected territory.
- d) Filing and processing fees in accordance with LACCO fee schedule (\$1,325.00).

Should you need additional information or have any questions regarding this matter, please don't hesitate to call.

Very truly yours,


Alice M. Reimche
City Clerk

AMR/jmp

Enclosures

ANNEX.05/TXTA.02J/ANNEX

**JUSTIFICATION OF PROPOSAL
FOR REORGANIZATION OR CHANGE OF ORGANIZATION AFFECTING LOCAL AGENCIES**

ed with:

AL AGENCY FORMATION COMMISSION OF SAN JOAQUIN COUNTY

Gerald F. Scott, Executive Officer

0 E. Hazelton

ckton, CA 95205

ne: (209) 468-3198

Date: December 2, 1991

I, undersigned, on behalf of the proponents of the subject proposal, hereby
give notice of intention to:

| | |
|--|---|
| <input type="checkbox"/> incorporate a city | <input type="checkbox"/> disincorporate a city |
| <input type="checkbox"/> form a district | <input type="checkbox"/> dissolve a district |
| <input checked="" type="checkbox"/> annex territory to an agency | <input checked="" type="checkbox"/> detach territory from an agency |
| <input type="checkbox"/> consolidate existing agencies | |

After further deliberations by the Commission, we submit the following:

1. Three (3) copies of this completed "Justification of Proposal".
2. Fifteen (15) copies of legal metes and bounds description of affected territory consistent with standards acceptable to the County Surveyor's Office.
3. Fifteen (15) copies of maps showing affected territory and affected agencies (maps to be no smaller than 8 1/2" x 11" which is the most preferable size and shall be no larger than 18" x 26").
4. Filing 2nd processing fees in accordance with LAFCO fee schedule-

The following persons (not to exceed three) are to be mailed copies of the Executive Officer's Report and Notice of Commission hearings regarding the subject proposal.

| | | |
|--------------------|---------------------------------------|------------------|
| Richard Neuharth | 3861 E. Alinond Drive, Lodi, CA 95240 | (209) 369-6709 |
| _____ (Name) | _____ (Address) | _____ (Phone) |
| Alice M. Reimche | P.O. Box 3006, Lodi, CA 95241-1910 | (209) 333-6702 |
| _____ (Name) | _____ (Address) | _____ (Phone) |
| James B. Schroeder | P.O. Box 3006, Lodi, CA 95241-1910 | (209) 333-6711 |
| _____ (Name) | _____ (Address) | _____ (Phone) |



(Signed)

COMPLETE ALL QUESTIONNAIRE ITEMS

If a question is not applicable to your proposal, you may so state.

Local Agency organization changes hereby proposed--designate affected agencies and annexations by name: NEUHARTH NORTH ADDITION

Withdrawal from the Woodbridge Rural County Fire District and the Northern San Joaquin Water Conservation District.

Statutory provisions governing proceedings: Local Government Reorganization Act 1985

3. Do proposed boundaries create an island or corridor of unincorporated territory? No.
4. Do proposed boundaries split lines of assessment or ownership? No.
5. Land area affected: Square miles .09 Acres 57.6
6. Population in **subject** area: 20 Number of registered voters: 18
7. Registered voter density (per acre): 0.3 Number of dwelling units: 9
8. Estimate of population increase in next 10 years: 936
9. Present land use of subject area: Agricultural and residential.
10. **What** is the intended development of this area: Low Density Residential.
11. Present zoning: GA-40, General Agriculture.
12. Describe proposed zoning changes: Prezone to R-2, Residential, Single-Family and PD, Planned Development.
13. **Assessed** value of **land**: \$1,111,097
14. **Assessed** value of improvements \$ 361,246
15. **Value** of publicly owned land in area: \$ -0-
16. **Governmental** services required by this **proposal** which are not **presently** available: City services including water, sewer, storm drainage, police and fire protection.
17. **What alternative** measures would provide services listed in Item 16 above? County sheriff and Woodbridge Rural Fire District. Private water and sewer.
18. What modifications **must** be made to existing utility and **governmental** facilities to provide services initiated by this proposal? **Extend** existing streets, water, sewer and storm drain lines into the project area.
19. **What approximate** costs will be incurred in accomplishing requirements of Item 18 above? No cost estimate.
20. How will such costs be met? Developer will pay for construction costs. There will also be development fees to pay for major facility costs.
21. Will provisions of this **proposal** impose greater than normal burden on servicing agency or affected property? No.
22. ☒ Check here if you are submitting further **comments** and evaluations on additional **pages**.

CIN COUNCIL

JAMES W. MNKERTON, Mayor
PHILLIP A. PENNINO
Mayor Pro Tempore
DAVID M. HINCHMAN
JACK A. SIEGLOCK
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CITY OF LODX

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THOMAS A. PETERSON
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BOB McNATT
City Attorney

December 5, 1991

Mr. Gerald Scott, Executive Director
LAFCO of San Joaquin County
1810 East Hazelton Avenue
Stockton, CA 95205

SUBJECT: Neuharth ~~North~~ Addition - City ~~Service~~ Plan and Prime Agricultural
Conversion Statement

CITY SERVICE PLAN

Enumeration of Services

The City of Lodi provides sanitary sewer, water, storm drainage and electric power, as well as police and fire protection to all parcels within the City limits. Natural gas is provided by P.G. & E., and Pacific Bell provides local telephone service.

Level and Range of Service

The City of Lodi will provide the full level and range of required urban services. There are existing sanitary sewer, water and storm drainage lines located in Stockton St. (21" SS, 12" W, 34" SD), and in Almond Dr. (24" SS, 10" W, 42" SD). There is an existing drainage basin/park (Salas Park) located at the south-west corner of Century Blvd. and Stockton St. that provides storm drainage retention capacity and recreation facilities for the area. Electricity, natural gas and telephone service are available to the property.

Availability of Service

All City and public utility company services are available to the property subject to the developer making the necessary line extensions.

Improvements Required

When the property is developed, the developer will be required to make any necessary utility extension;. This will include the following:

1. Sanitary sewer - minor extensions to serve the project **streets**.
2. Water - extend the existing 10" water main from Chickadee Ln. to Stockton St. in the Century Blvd. right of way. Minor line extensions to serve project streets.
3. Storm Drainage - Minor line extensions to serve project **streets**.
4. Streets - full street improvements on Almond Dr., Stockton St. and Century Blvd. including curbs, gutter, sidewalks and pavement widening. Century Blvd. **will** be extended between Stockton St. and Chickadee Ln.

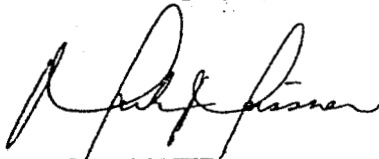
Method of Financing

All required service extensions and other improvements will be done by the developers at their expense. The City may participate in some of ~~the~~ cost if oversized lines are required or improvements are made that benefit surrounding properties. The developer will **also** be required to pay Development Impact Mitigation Fees to finance capital improvements of new and existing City **services**.

Statement on the Conversion of Prime Agricultural Land

Development of the Neuharth ~~North~~ property will result in the conversion of 57.60 acres of prime agricultural land. Unfortunately, in Lodi the conversion of prime agricultural land is unavoidable. All the land in and around the City of Lodi is prime agricultural land; consequently, it **is** not possible to direct development toward non-prime agricultural land.

The Neuharth ~~North~~ property is **a** reasonable extension of the existing City limits. The property abuts the existing City limits on the north, east, and west. The property fronts on two major streets, Almond Drive and Stockton Street, and **can** be easily **served** by City utilities. The property is within the General Plan boundaries of the City and the City's utility system **has** been designed to serve the project area.



MARK MEISSNER
Junior Planner

Notice of Determination

Appendix H

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: (Public Agency) City of Lodi

P.O. Box 3006

(Address)
Lodi, CA 95241-1910

X county clerk
County of San Joaquin



Subject:

Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

NEUHARTH NORTH ADDITION

Project Title

| | | |
|---------------------------------|----------------|-------------------------------|
| -- | Mark Meissner | (209) 333-6711 |
| State Clearinghouse Number | Lead Agency | Area Code/Telephone/Extension |
| (If submitted to Clearinghouse) | Contact Person | |

Northeast corner of Almond Dr. & Stockton St., Lodi, San Joaquin County

Project Location (include county)

Project Description:

Annex 15.4 acres of land to the City of Lodi. Prezone land R-2, Single-Family Residential to permit low density residential development.

This is to advise that the City of Lodi has approved the above described project on

☒ Lead Agency ☐ Responsible Agency

Dec. 4, 1991 and has made the following determinations regarding the above described project:

(Date)

1. The project ☐ will ☒ will not have a significant effect on the environment
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA
3. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.
4. A statement of Overriding Considerations ☐ was ☒ was not adopted for this project
5. Findings ☐ were ☒ were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at:

Handwritten signature of Mark Meissner.

Signature (Public Agency)

Dec. 6, 1991

Date

Jr. Planner

Title

Date received for filing at OPR:

Revised October 1989

NEGATIVE DECLARATION

Notice *is* hereby **given** that the City of Lodi Planning Department has determined that the following proposal **will** have no "Significant Impact on the Environment". Supporting documentation **is** available in the form of a "Preliminary Environmental Assessment" and **is** available for public **review** in the Planning Department Office, City Hall Building, 221 W. Pine Street. Anyone wishing to appeal the issuance of this Declaration **to the Planning Commission may do so** no later than **the** date indicated as "Last date to Appeal".

Date Sept. 16, 1991 Project Title: NEUHARTH NORTH. ADDITION, PREZONE, ANNEXATION AND GENERAL PLAN AMENDMENT

Responsible Agency: Lodi Planning Dept. Contact Person: Eric W. Veerkamp

NAME OF PERSON; FIRM, OR AGENCY UNDERTAKING PROJECT:

Minoru Morimoto and Richard Neuharth

| | | |
|---------------------------|-------------|--------------------|
| Address: | City: | County: |
| <u>3861 E. Almond Dr.</u> | <u>Lodi</u> | <u>San Joaquin</u> |

| | |
|--------------|-----------------|
| Area Code: | Phone; |
| <u>(209)</u> | <u>369-6709</u> |

PROJECT DESCRIPTION OF NATURE, PURPOSE, AND LOCATION

Three parcels of land, APN's 062-060-04, 12 and 13 totaling 15.4 acres are to be

annexed to the City. The property, located on the East side of Stockton Street

between Almond Dr. and Kettleman Lane, will **be** used for residential purposes **as** per

the R-2 and **low** density residential designations.

Project Location City
LODI

Project Location County
SAN JOAQUIN COUNTY

Last Date to Appeal:

October 7, 1991

Address Where Preliminary Environment
Assessment is Available:

LODI CITY PLANNING DEPT.
221 W. Pine St., Lodi, CA. 95240
Phone: (209) 334-5634

City of Lodi
**COMMUNITY DEVELOPMENT
DEPARTMENT**

**ENVIRONMENTAL
ASSESSMENT
INITIAL STUDY**

1. PROJECT TITLE NEUHARTH NORTH ADDITION, ANNEXATION, PREZONE & GENERAL PLAN AMENDMENT
2. LOCATION East side of Stockton St. between Almond Dr. and Kettleman Lane
3. PROJECT DESCRIPTION APN's 062-04, 12 & 13
The three parcels of land totaling 15.4 acres will be annexed to the City. A General Plan designation of Low Density Residential and a rezoning to R-2, Single-Family Residential have been requested with the intent of constructing single-family homes on the site.

4. General Plan Designation (A) Existing (city), (B) Proposed (A) Planned Residential, PR; (B) Low Density Residential, LDR.
5. Site description and surrounding land use The site is currently used for agricultural purposes with two homes. It is bordered on the North and West by commercial and light industrial (lumber company, RV sales, cable TV Co.
6. Zoning (A) Existing, (B) Proposed (A) GA, Agriculture; (B) R-2, Single-Family Residential.

Will the Project Have a Significant Effect
Through Any of the Following impacts?

| | Yes | No | Maybe |
|--|--------------------------|-------------------------------------|-------------------------------------|
| 7. a. Substantial alteration of natural topography, soil or subsoil features..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Substantially degrade surface or groundwater quality... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Substantially deplete surface or groundwater resources..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Substantially interfere with groundwater flow or recharge..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. Cause a significant affect related to flood, erosion or siltation..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. Substantial interference with the habitat of any species of fish, wildlife or plant..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g. Violate ambient air quality standards or create substantial air emissions or objectionable odors..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h. Substantially increase ambient noise or glare level for adjoining areas..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i. Substantial reduction of existing cropland.. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j. Expose individuals or property to geologic. public health, traffic, flood, seismic or other hazards.. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | Yes | No | Maybe |
|---|----------|----------|-------|
| k. Have a substantial, demonstrable, negative aesthetic effect | _____ | <u>X</u> | _____ |
| l. Result in the disruption or alteration of an archeological, historical or paleontological site.. .. | _____ | <u>X</u> | _____ |
| m. Cause or allow substantial increase in consumption in any natural resources | _____ | <u>X</u> | _____ |
| n. Results in the use or waste of substantial amounts of fuel or energy | _____ | <u>X</u> | _____ |
| o. Necessitate major extensions of water, sewer, storm drain, electrical, lines or public roads. | <u>X</u> | _____ | _____ |
| p. Substantially increase demand for or utilization of public services such as schools or fire or police protection..... | <u>X</u> | _____ | _____ |
| q. Substantially change transportation patterns related to existing traffic load, street capacity, parking availability or traffic safety.- | <u>X</u> | _____ | _____ |
| r. Induce substantial growth, concentration or displacement of population | <u>X</u> | _____ | _____ |
| s. Result in an alteration or conflict with existing or planned land uses | _____ | <u>X</u> | _____ |
| t. Conflict with adopted plans, goals or policies of the City of Lodi | _____ | <u>X</u> | _____ |

Adverse impacts of project and their magnitude: Annexation of the properties
would increase demand on City services such as police, fire, sewer, water, storm
drain, electrical service and schools. It will also impact traffic capacity and
parking and may reduce existing cropland.

Mitigation Measures to Reduce Adverse impacts Identified by Initial Study: _____
See attachment.

RECOMMENDATION

X Negative Declaration _____ EIR _____ Conditional Negative Declaration

JAMES B. SCHROEDER
Environmental Review Officer

By [Signature] Date Sept. 16, 1991

NEUHARTH NORTH ADDITION PREZONE AND ANNEXATION
Environmental Assessment - Initial Study

Adverse impacts of project and their magnitude:

- i. This project may convert some prime agricultural land to urban uses. Lodi's General Plan has identified the conversion of prime agricultural **land** as an adverse impact on development. The only mitigation measure available is prohibiting development of agricultural lands. Since this would lead to a halt to all new development, it is seen as an unavoidable impact. However, policies in the Conservation Element of the General Plan are aimed at delaying the loss of prime lands and facilitating continued agricultural uses. Some of these policies include adopting a "right-to-farm" ordinance for adjacent landowner, establishing buffer zones between urban uses and agricultural uses, and designating an open space greenbelt around the urbanized area of the City.
- o. The City will periodically update public works capital improvements needs assessment studies to ensure that new facilities will be provided to meet the increased demand on water, sewer, storm drain and electrical services. The City shall assess fees on all new development to cover the costs of such new services. Due to the fact that the additional service extensions will be developed in accordance with the City's master plan, the impacts are deemed to be less than significant.
- p. Additional public services such as police, fire, and schools will be needed to meet the increased demand. The City will assess fees on all new development to fund the required additional police and fire services. Adding personnel, equipment and facilities to maintain targeted response times and other service levels reduces the impact on fire and police protection to less than significant. In order to reduce the impact on school overcrowding to less than significant, the Lodi Unified School District should revise their facilities needs assessment to be consistent with General Plan growth projections. Fees assessed on new development along with money from other sources will provide the necessary funding.
- q. The City will periodically update public works capital improvements needs assessment studies to ensure that new facilities will be provided as per the General Plan Circulation Element. Fees imposed on new development along with money from State and Federal sources will pay for needed new traffic infrastructure to meet the increased demand.
- r. The City's General Plan is based on a two percent (2%) annual growth rate. Development will be regulated so as not to exceed two percent in any given year. Because growth will be consistently maintained and not exceed the City's projections, the impact is reduced to less than significant.

Notice of Determination

Appendix H

TO: Office of Planning and Research
1400 Tenth Street Room 121
Sacramento, CA 95814

☒ County Clerk
County of San Joaquin

From: (Public Agency) City of Lodi
P.O. Box 3006
(Address)
Lodi, CA 95241-1910



Subject:

Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

BANGS-COLVIN ADDITION (Now a portion of Neuharth North Addition)

Project Title

--

Mark Meissner

(209) 333-6711

State Clearinghouse Number
(If submitted to Clearinghouse)

Lead Agency
contact Person

Area Code/Telephone/Extension

Southeast corner of Almond Drive & Stockton Street, Lodi, San Joaquin County

Project Location (include county)

Project Description:

Annex to the City of Lodi 37.92 acres and prezone to R-2, Residential, Single-Family to permit low density residential development.

This is to advise that the City of Lodi has approved the above described project on

☒ Lead Agency ☐ Responsible Agency

Dec. 4, 1991 and has made the following determinations regarding the above described project:

(Date)

1. The project ☐ will ☒ will not have a significant effect on the environment
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project
4. A statement of Overriding Considerations ☐ was ☒ was not adopted for this project
5. Findings ☐ were ☒ were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at:

Signature (Public Agency)

Dec. 6, 1991

Date

Jr. Planner

Title

Date received for filing at OPR:

Revised October 1989

NEGATIVE DECLARATION

Notice is hereby given that the City of Lodi Planning Department has determined that the following proposal will have no "Significant Impact on the Environment". Supporting documentation is available in the form of a "Preliminary Environmental Assessment" and is available for public review in the Planning Department Office, City Hall Building, 221 W. Pine Street. Anyone wishing to appeal the issuance of this Declaration to the Planning Commission may do so no later than the date indicated as "Last date to Appeal".

Date August 9, 1991 Project Title: BANGS & COLVIN ADDITION AND PREZONING

Responsible Agency: Lodi Planning Dept. Contact Person: M a r k e r

NAME OF PERSON, FIRM, OR AGENCY UNDERTAKING PROJECT:

J. Jeffrey Kirst

Address : City: County:
120 N. Pleasant Avenue Lodi San Joaquin

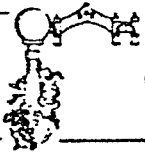
Area Code: Phone;
(209) 334-0670

PROJECT DESCRIPTION OF NATURE, PURPOSE, AND LOCATION

Annexation to the City of Lodi and prezoning of 37.92 acres of existing vine-yard,
including four single family residences. The land will be used for residential
purposes as designated in the Lodi General Plan. The properties to be annexed are
located at 3820, 3886, 3910, and 3936 E. Almond Drive and 14114 N. Stockton Street.

Project Location City Project Location County
LODI SAN JOAQUIN COUNTY

Last Date to Appeal: Address Where Preliminary Environment
Assessment is Available:
Oct. 7, 1991 LODI CITY PLANNING DEPT.
221 W. Pine St., Lodi, CA 95240
Phone: (209) 334-5634



City of Lodi
**COMMUNITY DEVELOPMENT
DEPARTMENT**

**ENVIRONMENTAL
ASSESSMENT
INITIAL STUDY**

1. PROJECT TITLE BANGS AND COLVIN ADDITION AND PREZONING
2. LOCATION 3820, 3386, 3920 and 3936 E. Almond Dr. and 14114 N. Stockton St.
3. PROJECT DESCRIPTION APN's 062-290-01 and 062-060-30, 31, 32 and 33. Annex to the City of Lodi 5 parcels of land totaling 37.92 acres, prezone the properties to PD, Planned Development and R-2, Single Family Residential.
(See attached)
4. General Plan Designation (A) Existing (city), (B) Proposed (A) PR, Planned Residential; (B) LDR, low Density Residential.
5. Site description and surrounding land use The area to be annexed consists of vineyards with four single family homes. There are vineyards to the north and south, industrial uses and a park/drainage basin to the west, single family residences to the east. (See attached)
6. Zoning (A) Existing, (B) Proposed (A) GA-40 (San Joaquin County); (B) PD, Planned Development and R-2, Single Family Residential;

Will the Project Have a Significant Effect
through Any of the Following Impacts?

| | Yes | No | Maybe |
|--|-----|----------|-------|
| 7. a. Substantial alteration of natural topography, soil or subsoil features | | <u>X</u> | |
| b. Substantially degrade surface or groundwater quality.. | | <u>X</u> | |
| c. Substantially deplete surface or groundwater resources..... | | <u>X</u> | |
| d. Substantially interfere with groundwater flow or recharge.. | | <u>X</u> | |
| e. Cause a significant affect related to flood, erosion or siltation..... | | <u>X</u> | |
| f. Substantial interference with the habitat of any species of fish, wildlife or plant | | <u>X</u> | |
| g. Violate ambient air quality standards or create substantial air emissions or objectionable odors..... | | <u>X</u> | |
| h. Substantially increase ambient noise or glare. level for adjoining areas | | <u>X</u> | |
| i. Substantial reduction of existing cropland.. | | <u>X</u> | |
| j. Expose individuals or property to geologic, public health, traffic, flood, seismic or other hazards.. | | <u>X</u> | |

| | Yes | No | Maybe |
|--|----------|----------|-------|
| k. Have a substantial, demonstrable, negative aesthetic effect..... | _____ | <u>X</u> | _____ |
| l. Result in the disruption or alteration of an archeological, historical or paleontological site.... | _____ | <u>X</u> | _____ |
| m. Cause or allow substantial increase in consumption in any natural resources | _____ | <u>X</u> | _____ |
| n. Results in the use or waste of substantial amounts of fuel or energy,.. | _____ | <u>X</u> | _____ |
| o. Necessitate major extensions of water, sewer, storm drain, electrical lines or public roads..... | <u>X</u> | _____ | _____ |
| p. Substantially increase demand for or utilization of public services such as schools or fire or police protection..... | <u>X</u> | _____ | _____ |
| q. Substantially change transportation patterns related to existing traffic load, street capacity, parking availability or traffic safety..... | <u>X</u> | _____ | _____ |
| r. Induce substantial growth, concentration or displacement of population..... | _____ | <u>X</u> | _____ |
| s. Result in an alteration or conflict with existing or planned land uses..... | _____ | <u>X</u> | _____ |
| t. Conflict with adopted plans, goals or policies of the City of Lodi.. | _____ | <u>X</u> | _____ |

Adverse impacts of project and their magnitude: 7-0, 7-p, 7-q: See attached -

Adverse impacts.

Mitigation Measures to Reduce Adverse Impacts Identified by Initial Study: _____
See attached.

RECOMMENDATION

X Negative Declaration _____ EIR _____ Conditional Negative Declaration

JAMES B. SCHROEDER
Environmental Review Officer

By [Signature] Date 9-16-91

BANGS AND COLVIN ADDITION AND PREZONING

Project Description

APNs 062-290-01 and 062-060-30, 31, 32, and 33. At the request of the property owners of the parcels listed above, the City of Lodi is proposing to annex 5 contiguous parcels of land totaling 37.92 acres. The City will also be rezoning parcel 062-290-01 as PD, Planned Development and R-2, single family residential. Parcels 062-060-30, 31, 32, and 33 will be rezoned as R-2 only. These two zoning designations provide for limited multi-family residential uses and are consistent with the City's adopted General Plan and its existing land use designations.

Site Description and Surrounding Land Uses

The five properties are located near the south-east corner of the City, bordered by South Stockton Street to the west and Almond Drive to the north. The area to be annexed consists primarily of vineyards with four single family homes. The surrounding land uses are vineyards to the north, vineyards to the south, industrial uses and a park/drainage basin to the west, and single family residences to the east. (see Map)

Parcel 062-060-30 has 11.81 acres of vineyards and has one single family home fronting on Stockton Street. Parcels 062-060-31, 32, and 33 are each a half an acre and have one single family home apiece, all fronting on Almond Drive. Parcel 062-290-01 has 24.61 acres of vineyards.

Adverse Impacts of the Project

Annexation and subsequent development of the **two** properties would necessitate major improvements to water, sewer, storm drain, electrical lines and public roads. The annexation would change transportation patterns related to existing traffic loads and street capacity. The future development of homes in the area to be annexed would also increase the demand for or utilization of public services such as schools.

Mitigation Measures to Reduce Adverse Impacts

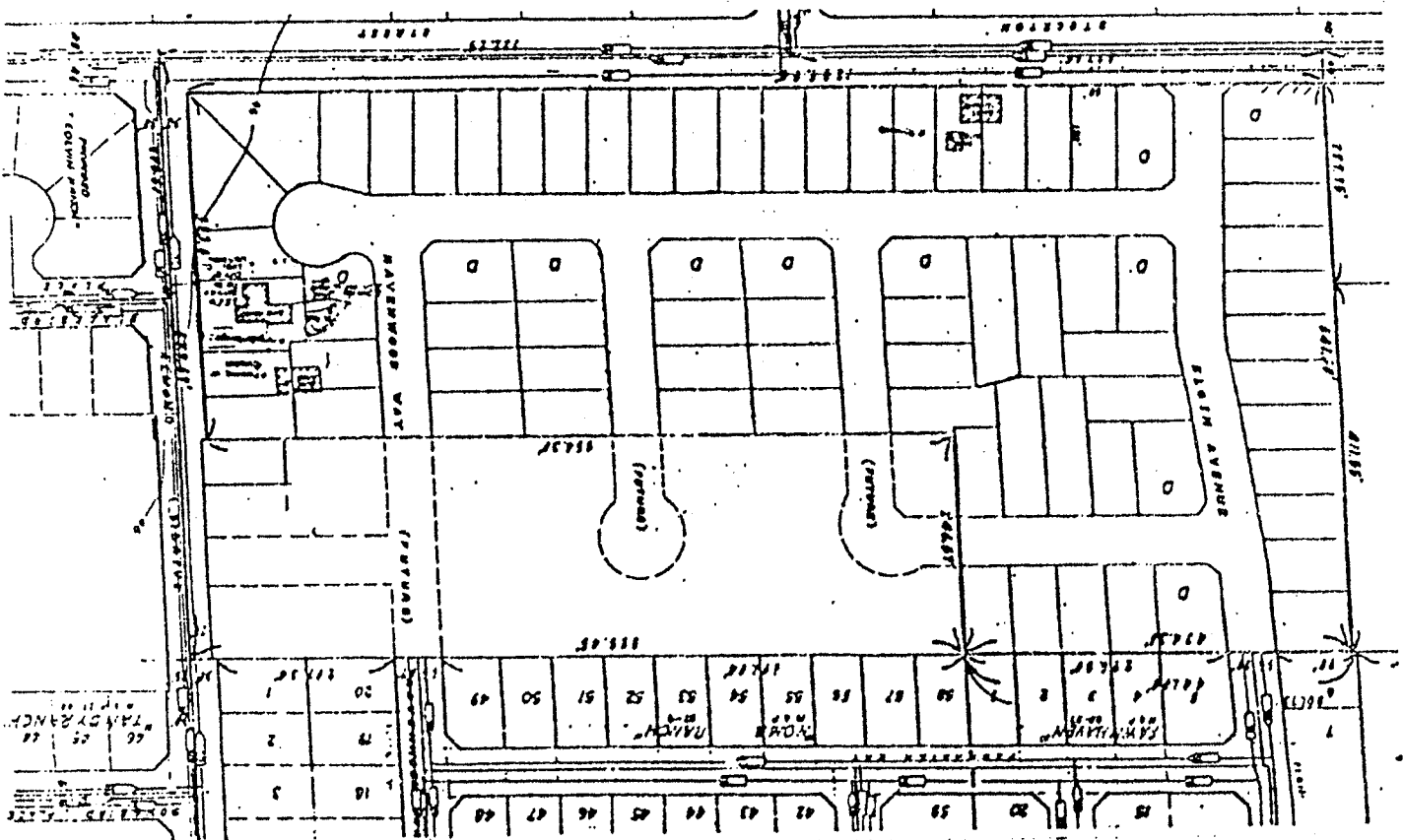
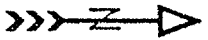
In order to mitigate the impacts from traffic related problems resulting from new development of this annexation and future annexations, the City of Lodi has adopted a general plan policy and implementation program that addresses this issue.

Policy: "The City shall review new developments for consistency with the GP Circulation Element and the capital improvements program. Those developments found to be consistent with the Circulation Element shall be required to pay their fair share of traffic impact fees and/or charges. Those developments found to be generating more traffic than that assumed in the Circulation Element shall be required to prepare a site-specific traffic study and fund needed improvements not identified in the capital improvements program, in addition to paying their fair share of the traffic impact fee and/or charges."

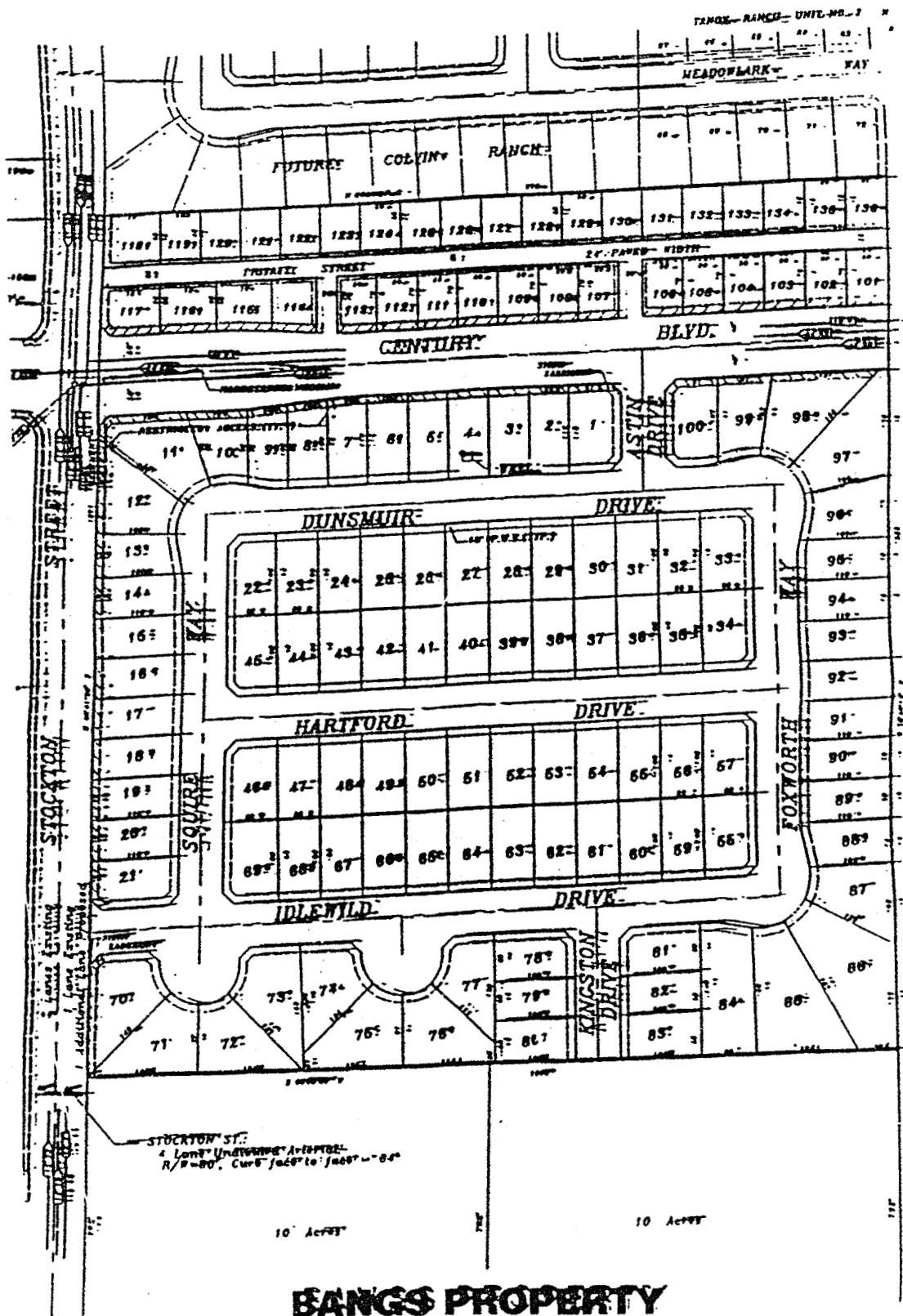
The traffic impact fee will be used to finance future improvements, **such** as traffic signals and street widening projects for older intersections and streets recently congested by new development.

In order *to* mitigate the financial impacts of the provision and installation of public utilities necessary for new development of this annexation and future annexations at? **on-site** improvements **such as** streets, curbs, gutters, sidewalks, sewer lines, water lines, storm drainage lines and electrical lines are currently, and will continue *to* be, provided by the subdivider/developer prior to construction. **At** present all major utilities have sufficient capacity to serve the project area with all required services.

A residential project will produce additional school-age children. These students would attend the **LUSD** which is currently impacted due to overcrowding. In order **to** mitigate the problem **of** school overcrowding the applicant will be required **to** pay any school impact fees that **may** be **in** effect at the time **of** approval. Payment **of** the **fees** will reduce this impact to a less than significant level.



Morimoto/Neuharth
Development Plan
87 Single Family Units
Lodi, California



ALQND DR. _____
2 Los Angeles Blvd. R/W. 1000-
Cuba + friends - 2nd floor - 1st.



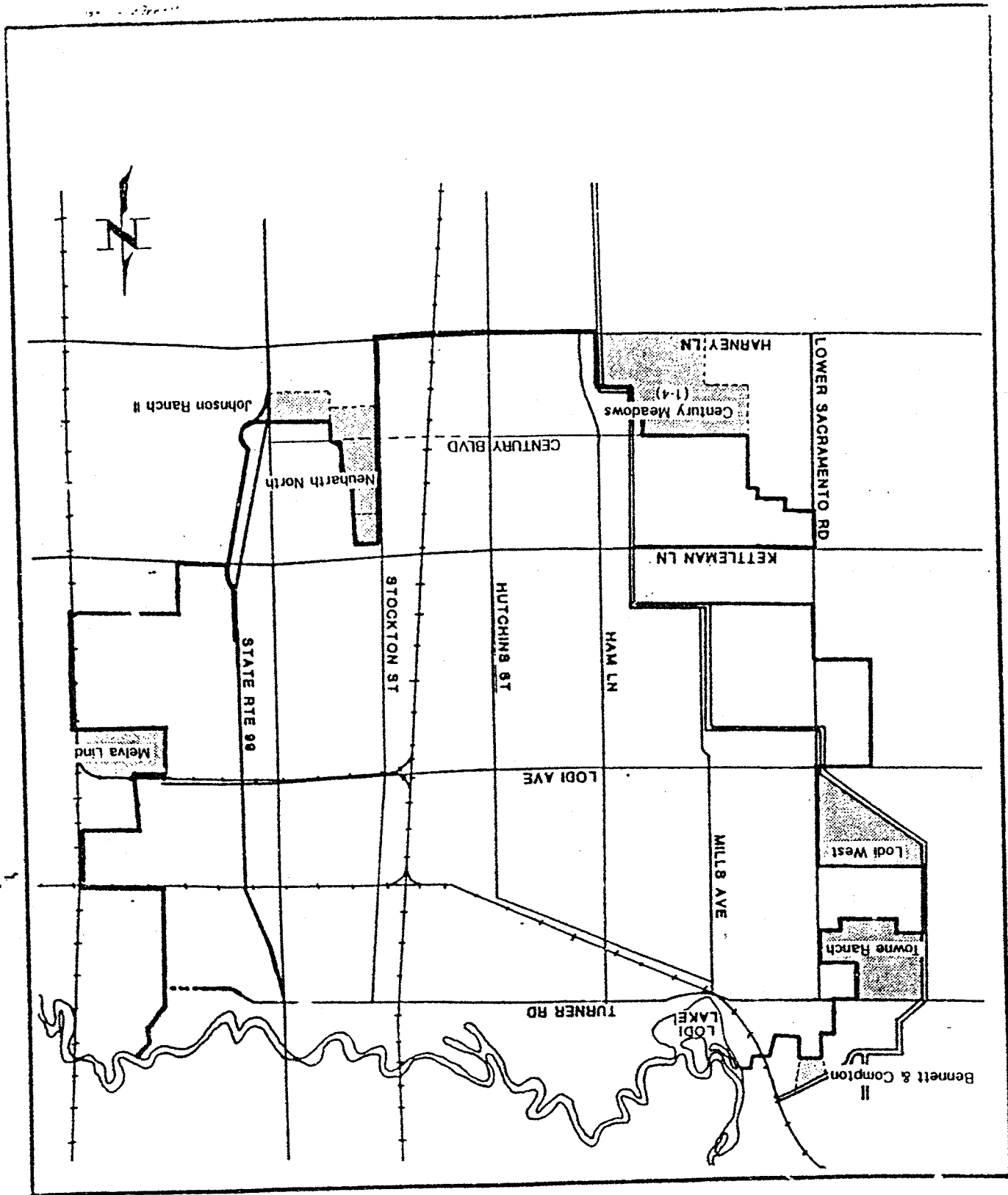
DEVELOPMENT

1 LINE EXISTING
1 ADDITIONAL LINE PROPOSED

COURT

TENDY-RANCH
UNIT NO. 1

TUNDY RANCH
UNIT NO. 2
X X P 27-44



COMMUNITY DEVELOPMENT
DEPARTMENT

REQUESTED
ANNEXATIONS

civil engineers

323 West Elm Street
Lodi, California 95240



BAUMBACH & PIAZZA, INC.

Phone (209) 368-6618

REVISED DECEMBER 2, 1991

NOVEMBER 26, 1991

JOB NO. 9196

JOB NO. 90155

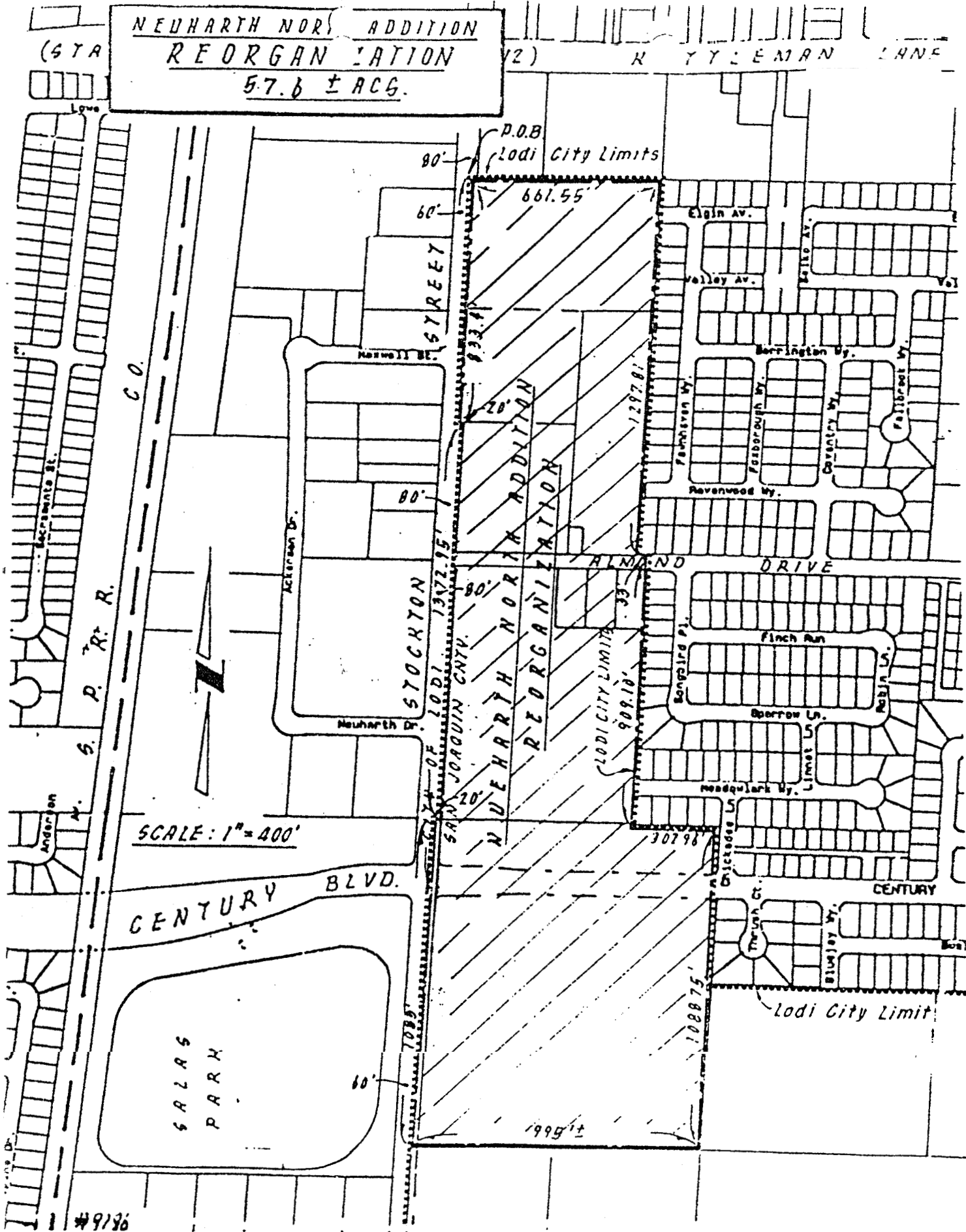
JOB NO. 9003

LEGAL DESCRIPTION FOR NEUHARTH NORTH ANNEXATION

A portion of the West half of the East half of Section 13, Township 3 North, Range 6 East, Mount Diablo Base and Meridian including portions of Lots 14 and 15 of A. J. Larsons Subdivision of the Northeast quarter of Section 13, Township 3 North, Range 6 East, Mount Diablo Base and Meridian as filed in Volume 2 of Maps and Flats, page 4 San Joaquin County Records being more particularly described as follows:

Beginning at the point of intersection of the South line of the North seven acres of said Lot 15 and the East line of Stockton Street (40 feet wide); thence easterly 661.55 feet along the South lines of the Guthmiller Reorganization, the Geweke Reorganization, and the Geweke East Reorganization as described in City of Lodi Resolutions 3795, 3920 and 4978 respectively to the East line of said Lot 15; thence southerly along the West line of the Geweke Addition No. 3 Reorganization as described in City of Lodi Resolution No. 4332, 434.36 feet to the Southwest corner thereof being the Southeast corner of said Lot 15; thence continue southerly along the West line of the Noma Reorganization as described in City of Lodi Resolution No. 81-69, 863.45 feet to the Southwest corner thereof; thence easterly along the South line of the Noma Reorganization 33 feet more or less to the Northwest corner of the Tandy Ranch Reorganization as described in City of Lodi Resolution No. 80-36; thence southerly along the West line of said Tandy Ranch Reorganization 909.10 feet more or less to the South line of the Northeast quarter of said Section 13; thence easterly along the South line of said Northeast quarter, 302.96 feet; thence along the West line of the Johnson Ranch Reorganization as described in City of Lodi Resolution 79-138, southerly 1088.75 feet to the Southeast corner of the Bangs property as described in San Joaquin County Records, Instrument No. 91064366; thence westerly 995 feet along the South line of the Bangs property to the East line of Stockton Street; thence northerly along the East line of Stockton Street being the East line of the Salas Park Reorganization as described in City of Lodi Resolution 4084, 1085 feet to the South line of the Northeast quarter of said Section 13; thence easterly along the South line of Marvin's Reorganization as described in City of Lodi Resolution No. 80-98 20 feet; thence northerly along the West line of Marvin's Reorganization 1372.95 feet; thence westerly 20.0 feet; thence northerly along the East line of Stockton Street also being the East line of the King Video Cable Reorganization as described in City of Lodi Resolution No. 3814, 833.4 feet to the point of Beginning and containing 57.6 acres more or less.

NEUHARTH NORTH ADDITION
 REORGANIZATION
 57.6 ± ACG.



12-2-91

R. THOMAS DEVELOPMENT, INC.

1209 W. TOKAY, NO. 6
P. O. BOX 1598 PH. 209-334-5521
LODI, CA 95241-1598

FARMERS & MERCHANTS BANK
MAIN 1 CH
LODI, CALIFORNIA
90-844-1211

5700

12/06/91 005700 *****\$336.55

THREE HUNDRED THIRTY-SIX AND 55/100 DOLLARS

TO
THE
ORDER
OF

LAFCO

R. THOMAS DEVELOPMENT, INC.

Donald A. Thomas

R. THOMAS DEVELOPMENT, INC.

P. O. BOX 1598, LODI, CA 95241-1598

ENDORSEMENT

VENDOR NAME

5700

+00094 LAFCO

DATE

REFERENCE

CHECK NO.

DEBIT

NET AMOUNT

12/06/91

(COLVIN)

336.55

.00

336.55

CHECK DATE

CHECK NO.

TOTAL GROSS

TOTAL DEDUCTION

CHECK AMOUNT

12/06/91

005700

336.55

.00

336.55

BANGSRANCH
A CALIF. LTD. PARTNERSHIP
P.O. BOX 1596 PH. 209-333-8008
LODI, CA 95241

FARMERS & MERCHANT BANK
OF CENTRAL CALIF. A
LODI OFFICE
LODI, CA 95240
90-844-1211

106

PAY***Six Hundred Twenty Two and 75/100*****
DATE 12/9/91 CHECK NO 106 CHECK AMOUNT **\$622.75**

TO
THE
ORDER
OF
LAFCO

Ronald A. Thomas

BANGS RANCH

VENDOR NO

VENDOR NAME

106

| TRANSACTION DATE | REFERENCE | GROSS AMOUNT | DEDUCTION | NET AMOUNT |
|------------------|------------------------|--------------|-----------|------------|
| 12/9/91 | Anneration Request Fee | \$622.75 | | |

| CHECK DATE | CHECK NO | TOTAL GROSS | TOTAL DEDUCTION | CHECK AMOUNT |
|------------|----------|-------------|-----------------|--------------|
|------------|----------|-------------|-----------------|--------------|

TODD ROGER FUJINAGA

FUJINAGA AND OSHIKA

ATTORNEYS AT LAW

CLIENT TRUST ACCOUNT

2010 NORTH STREET 408-280-5700

SAN JOSE, CA 95131

1620

11-49/1210

Dec 17 19 91

PAY
TO THE
ORDER OF

LAFLO

\$ 106

One Hundred Six and 7/100

DOLLARS



SUTTER OFFICE
140 Sutter Street
San Francisco, California 94108

FOR

LAFLO fees

[Handwritten signature]

TODD ROGER FUJINAGA

FUJINAGA AND OSHIKA

ATTORNEYS AT LAW

CLIENT TRUST ACCOUNT

2010 NORTH STREET 408-280-5700

SAN JOSE, CA 95131

1619

11-49/1210

PAY
TO THE
ORDER OF

LAFCO

Dec 17 1991

\$ 259 70

Two Hundred Fifty-Nine And 70/100 — DOLLARS



SUTTER OFFICE
149 Sutter Street
San Francisco, California 94104

FOR

LAFCO REC